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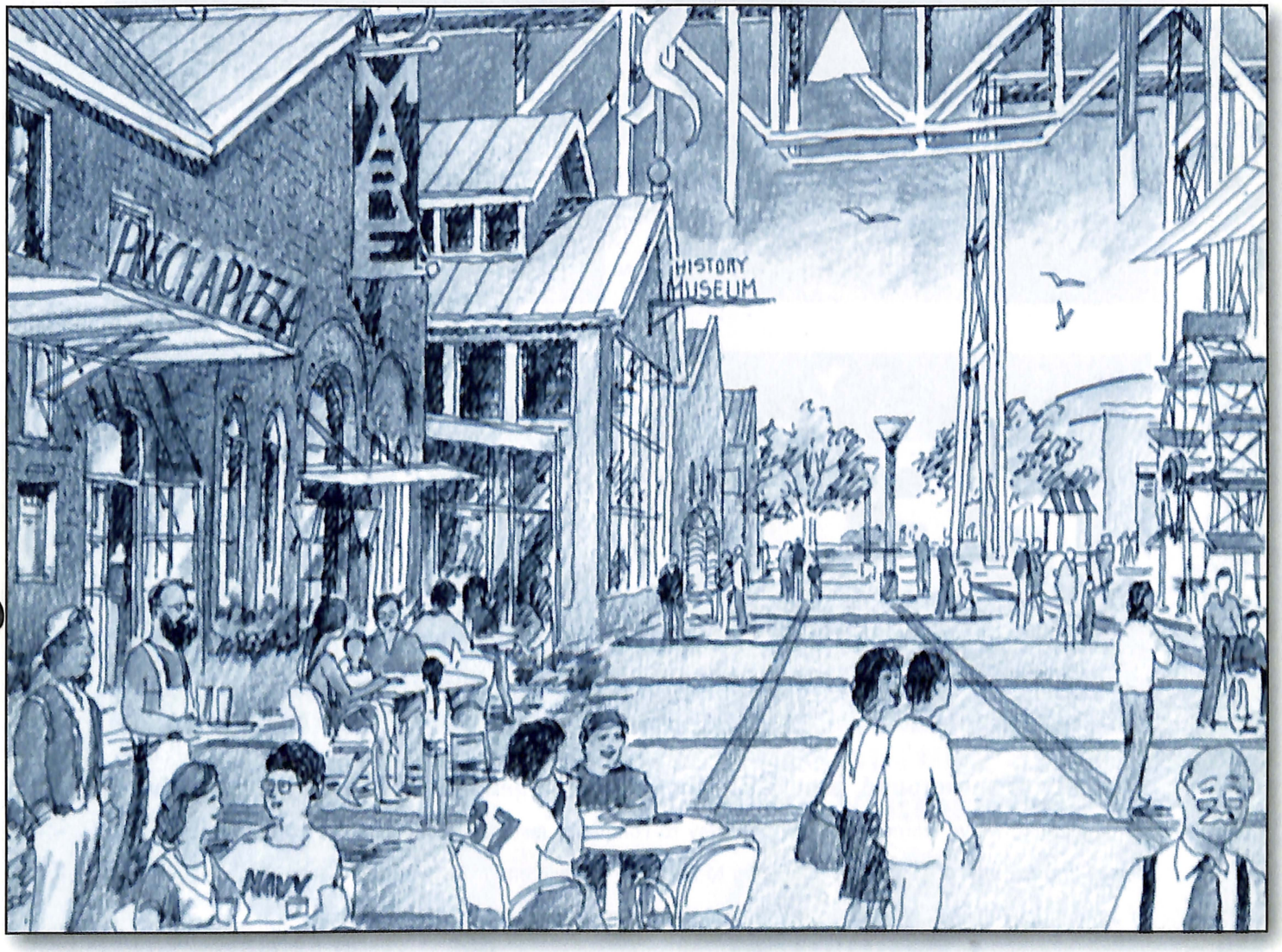

Inaugural
Solano
Bicycle Classic
MARCH 23-26
See details inside

Inside

SOLANO*First*
VOLUME 5 ISSUE NO. 1 MARCH 2000

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MARE ISLAND

INTERVIEW with Dr. Bernard Zeliger, Touro University West Coast

INTERVIEW with Joe Donabed, Rio Vista City Manager

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President's Message

The New Mare Island

Mary McCarthy

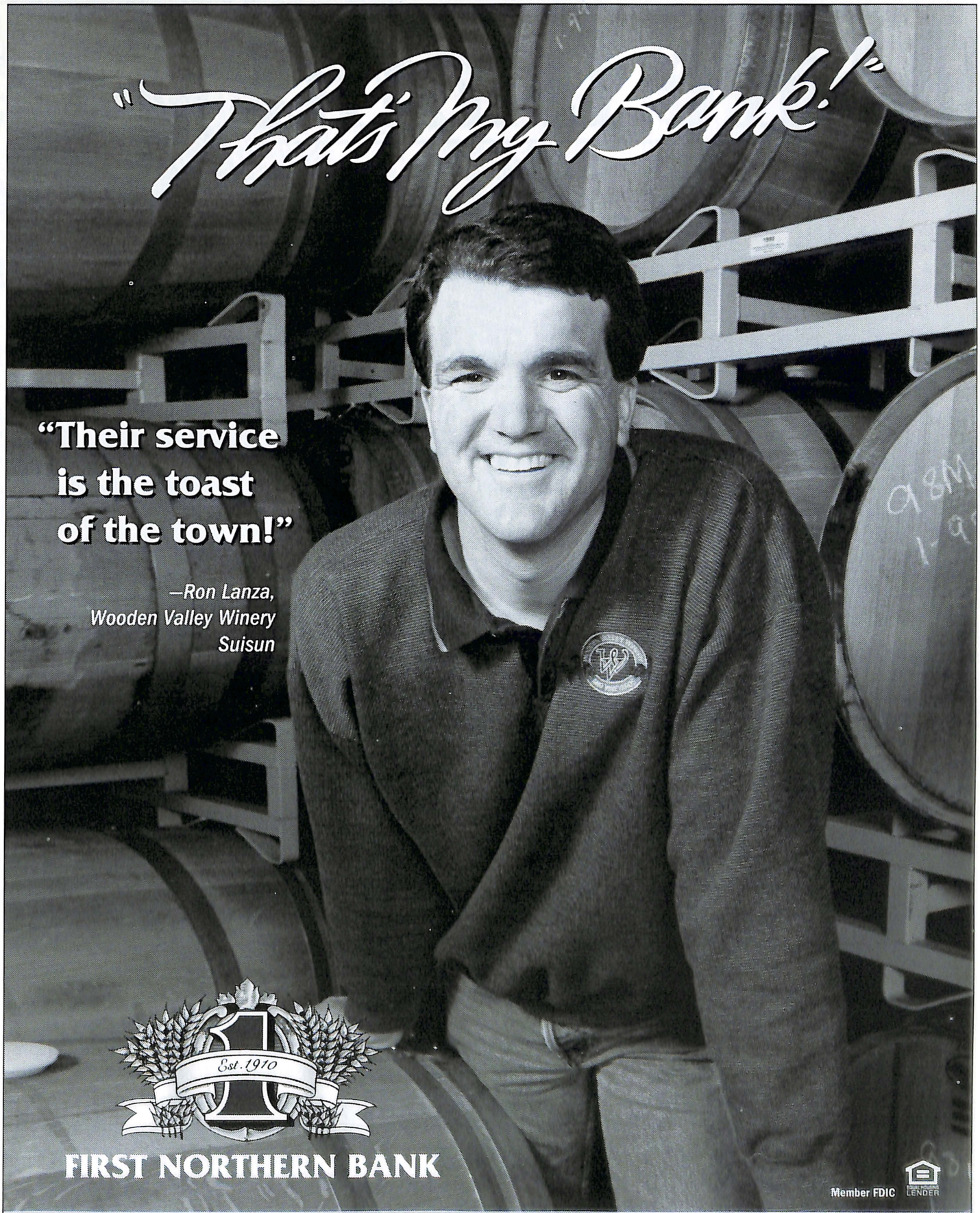
Come to the inaugural Solano Bicycle Classic on the weekend of March 25-26. Professional men and women cyclists will compete for points and prize money in a series of exciting races. Public races for cyclists ages 3 – 80 are featured in Fairfield, the host city, on Saturday. If all goes as planned, this event will put Solano on the map in the cycling world. The professional cycling season starts the first weekend in March in Redlands and continues in California for the following three weeks, then moves to the Pacific Northwest, Midwest, and East Coast before ending in Europe in the summer. For details on the Solano Classic and contact information, see the flyer in this issue.

~

This issue's lead article features a Mare Island update. Two major milestones in the conversion process of this beautiful former Naval Shipyard were recently completed, making Mare Island a far more attractive corporate investment opportunity. Comments by new Vallejo Mayor Tony Intintoli on the importance of the Mare Island conversion set the tone for the next few years. Also in this issue is an interview with Dr. Bernard Zeliger, Provost of Touro University West Coast, a new Mare Island fixture.

~

Meet Joe Donabed, Rio Vista's new city manager, in this issue. Read his comments on the major projects that are changing the landscape in Rio Vista, Solano's gem on the Sacramento River.



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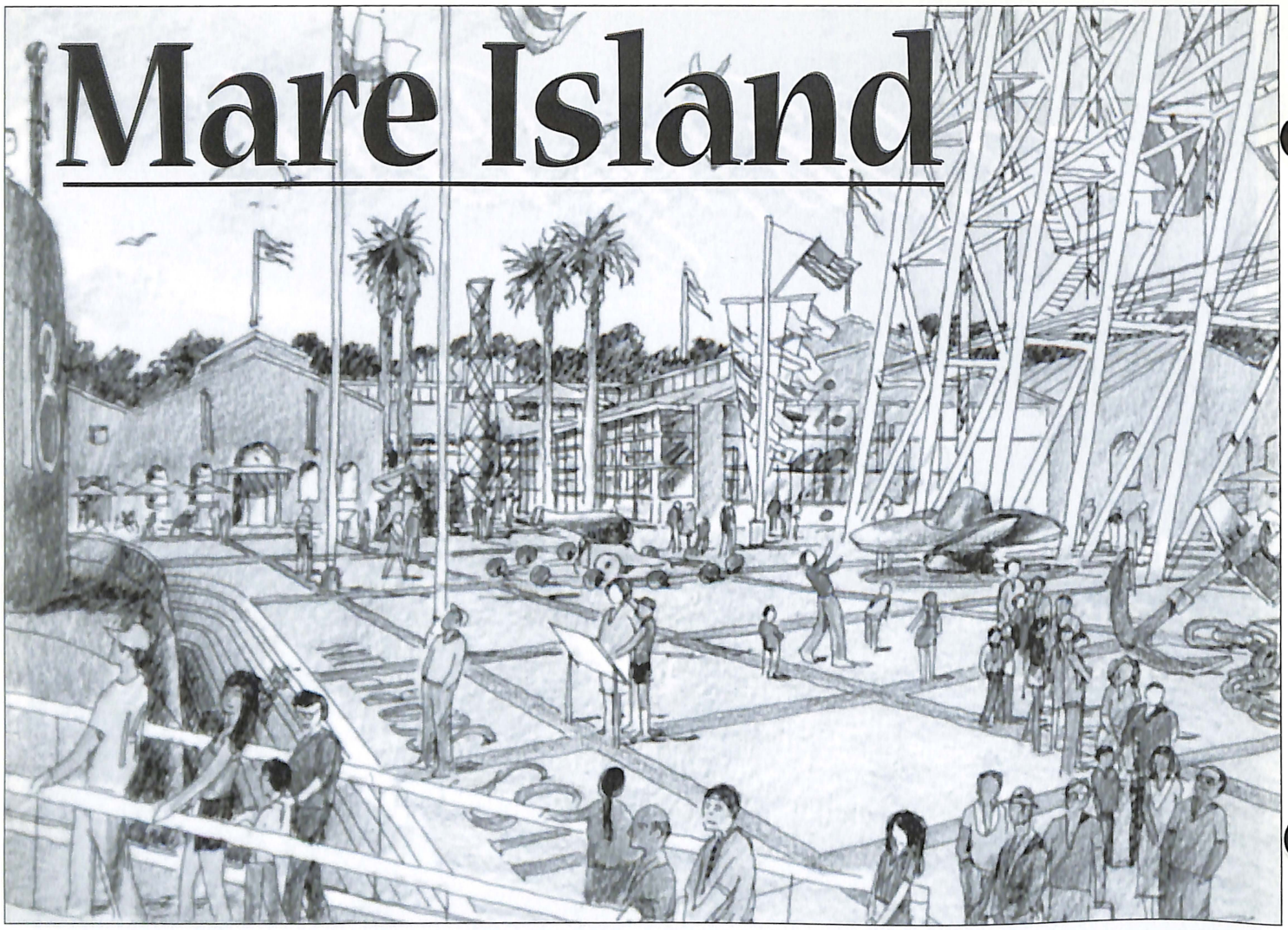
Mare Island



The cover and article renderings envision Mare Island's future.

Mare Island, 5,000-acre strip of land 3 miles long and 1-1/2 miles wide, has been the economic focus of attention in Vallejo since 1993, when the federal government announced the closure of the 150 year old Naval Shipyard and the loss of more than 10,000 jobs. Today, as negotiations continue which will result in the transfer of ownership from the federal government to the City of Vallejo, two major milestones signal that Mare Island is ready to entice corporate capital investment and the jobs that investment brings.

Late last year, two key agreements were signed. The Navy and City of Vallejo signed the Economic Development Conveyance (EDC), and the City and its Master Developer, Lennar Mare Island LLC, signed an Acquisition Agreement. What do these agreements mean for a business looking at a Mare Island location? They signal that now may be the best time to negotiate. By making longer-term leases available, the agreements mean a new tenant can capitalize and justify facility improvement costs.

While the Navy remains obligated to complete the environmental clean-up, the EDC allows the City to assume the Navy's property management, maintenance and development obligations. The Acquisition Agreement between the City and Lennar allows Lennar to assume those obligations. The Acquisition Agreement is a revenue sharing partnership in which the City contributes property, buildings and equipment in exchange for Lennar's investment in infrastructure upgrades, asset management, and development services. The goals are quality jobs to replace those lost when the Naval Shipyard closed, generating economic activity, and establishing a strong tax base for the City.

The recently signed Acquisition Agreement will speed the processing of leases. Leases can now be processed absent some of the requirements that prevented some transactions in the past. Over the past two years, the City has assumed many responsibilities previously undertaken by the Navy and formalized a general land use plan, so tenants will encounter a much more proactive leasing environment.

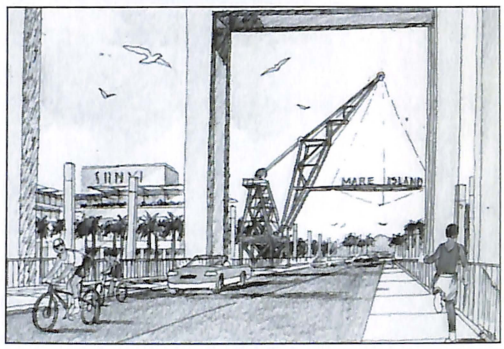
LENNAR

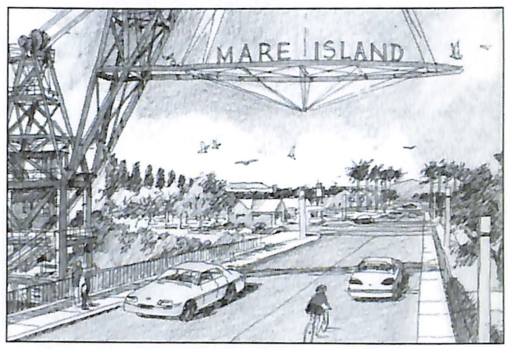
Lennar Mare Island, LLC, the master developer chosen by the City of Vallejo, is a company customized to meet the unique needs of the Mare Island conversion. Resources are drawn from Lennar Corporation, NYSE "Lennar", and LNR Property Corporation, NYSE "LNR", dba Lennar Partners. Lennar Partners, with offices in Miami, Atlanta, Portland, Salt Lake City and Tokyo as well as California cities of San Diego, Irvine and San Francisco, has been acquiring, developing and managing commercial real estate for over 30 years. Lennar Partners is responsible for more than 7.4 million sq ft of commercial space.

Lennar Communities, a division of Lennar Corp., is a master development company and serves as managing general partner of Lennar Mare Island.

Lennar Communities and Lennar Partners are 50-50 partners in Lennar Mare Island. Lennar Mare Island thereby draws from both the master development and the real estate expertise of the umbrella corporations. Lennar Mare Island staff includes Bill Moore, project director, and Tom Sheaff, asset manager. Lennar Mare Island staff can be reached at 707.562.4000.

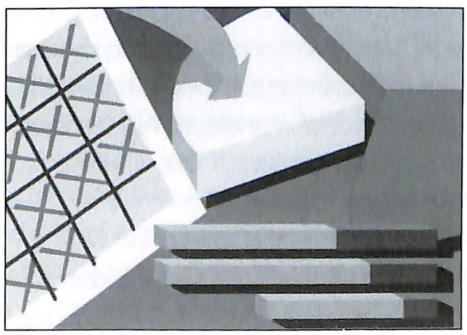
Progress to date has already been impressive. More than two million square feet of existing space on Mare Island has been leased. Of the 500 commercial buildings, approximately 150 are leased to 45 public and private tenants. Fourteen hundred rail car deliveries served Mare Island companies last year, up from 600 two years ago. And about 700 visitor passes are issued daily to contractors, visitors, golfers, and customers of the newly opened sports center, up from just 100 two years ago. This activity is a testament to the increasing economic activity of Mare Island.





Navy Responsibilities

Although leasing of properties can occur now, transfer of title to properties on Mare Island will not happen until environmental clean-up is completed, the responsibility of the U.S. Navy. Although the cleanup schedule is outlined in the EDC, it depends on Congress allocating funds for the cleanup each year.



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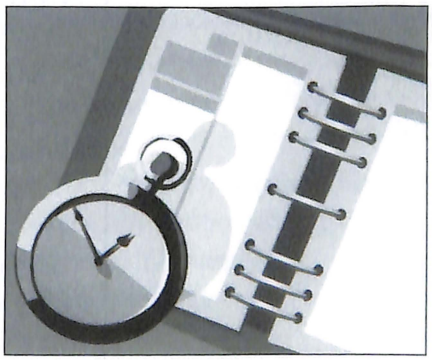

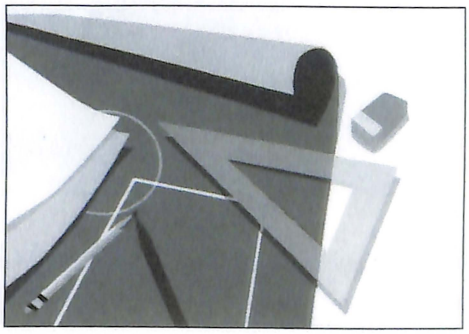

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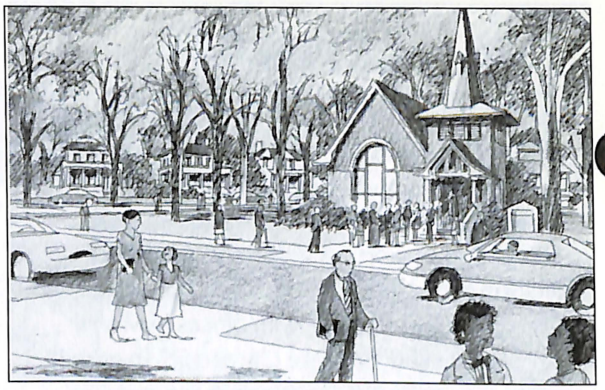
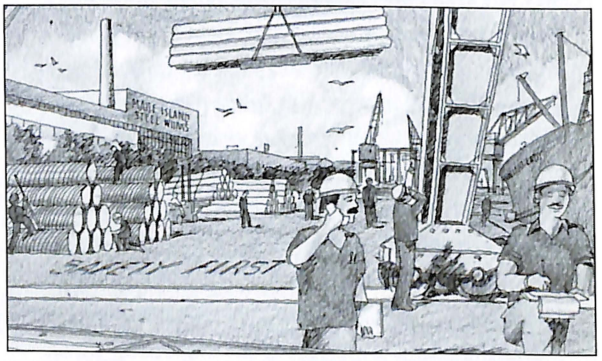
Partners

Conversion is a complicated process involving many partners. Federal to federal transfers of property have already occurred, and include the U.S. Forest Service, U.S. Veterans Administration, U.S. Army Reserve, and U.S. Fish and Wildlife Service, which plans a Wildlife Interpretive and Instruction Center.

Mare Island's environmentally sensitive areas, totaling more than two-thirds of the 5,000 acres, are permanently protected as open space through future ownership of the State Lands Commission, and the U.S. Fish and Wildlife Service will be converting a large part of this into a wildlife refuge. Lennar Mare Island has responsibility for approximately 800 acres of land and buildings available for lease





and/or development. Legacy Partners is another developer with an interest in Mare Island. Through a separate agreement with the City of Vallejo, Legacy Partners plans to develop 190 acres into a new business park on the north end of the island.

In addition to the above, others partners in the conversion of Mare Island include the Mare Island Golf Course and the Historic Parks Foundation. Construction is nearing completion on the expansion from nine to eighteen holes at the 184-acre golf course. The Historic Park Foundation will operate and maintain St. Peter's Chapel, with its famous Tiffany glass windows, Quarters A & B on Captain's Row, and several other facilities that will enhance the historic significance of Mare Island and provide a destination for tourism. Their plans include a naval museum and ship exhibits.

Plans

Tom Sheaff, Lennar Partners' Asset Manager on Mare Island, indicates that the developers' plans fall into three categories — leasing buildings that are ready for tenants, fixing and upgrading Mare Island's infrastructure, and starting new development.

The Lennar team is currently identifying those buildings that will definitely stay. Later this year, they plan to begin renovation of five or six buildings to provide immediately deliverable space, for which there is a demand in Solano County. An example is a former barracks envisioned for small to medium sized office users. The buildings are in good condition, well located and have sufficient on-site

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parking. Lennar will provide electrical, plumbing, HVAC, landscaping, tenant improvements, and other upgrades, thereby providing a needed product line.

Infrastructure upgrades are the most crucial need on Mare Island. Plans are still being developed to prioritize the necessary improvements.

New development includes creating promenades, plazas, parking and access improvements as well as building improvements. Additional plans include providing commercial services and a restaurant at the former Rodman Center to serve the day and full-time residents on Mare Island.

Residential

Two residential neighborhoods will be located on Mare Island. Limited by the Re-Use Plan to 1,400 units, the product range planned by Lennar includes apartments, condominiums and single-family detached homes. Each neighborhood will maintain some of the characteristics of the historic neighborhoods.

Captain's Row is home to 11 mansions and is part of the historic district. No final decisions have been made on whether it will stay residential or be developed into office uses.

Commercial

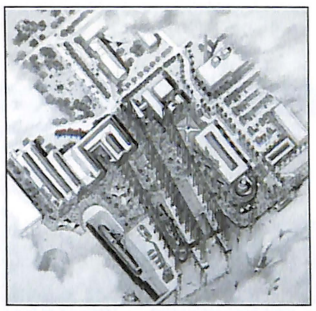
The commercial waterfront is the uncut jewel in the crown of Mare Island. Known as Re-use Areas 3, 4 and 5, waterfront plans envision a tourism destination site. A naval history museum and ship exhibits will anchor this area, supported by a pedestrian plaza, boutique specialty shops, meeting spaces, restaurants/café and park-like open space. Re-use Area 4 is located directly across from the Ferry Terminal downtown, which offers possible water shuttle access. Residential lofts are being considered as a potential reuse of some of the historic buildings.

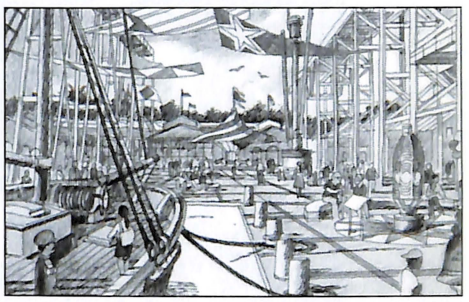
Commercial Recreation

In addition to permanently preserved open spaces and wetlands preserves and the golf course, commercial recreation is being provided in the signature "Round House" by a local company, Pacific Sports. This building, previously used by movie director Francis Ford Coppola as a sound stage, now hosts an indoor soccer field, basketball courts and a café. Pacific Sports, which rents the facility by the night, also plans to organize sports leagues.

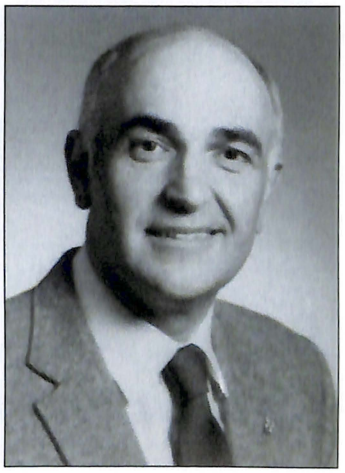
Historic Preservation

High on Lennar's and the City's priority list is preserving the historic character of Mare Island. Many of the buildings are historic structures listed on the National Register of Historic places. With a goal of re-using historic structures whenever possible, Lennar has hired historic consultants to help enhance this aspect of the conversion. The City's Architectural Heritage & Landmarks Commission has established an ordinance for historic building preservation and reuse.





Mayor Intintoli



SolanoFirst recently met with Vallejo Mayor Tony Intintoli, elected in November after a four-year hiatus, to record his views on the Mare Island conversion. Following is the result of that conversation. —EDITOR.

You were Mayor at the time the Closure of Mare Island was announced.

"When the closure was announced in 1993, I appointed the Mare Island Futures Committee to develop a plan for Mare Island's next life in the civilian sector. There were 52 Committee members including representatives of community-based organizations, business, historic preservation, environment, education, and government officials.

"The Mare Island Futures Committee achieved miraculous results. The Committee, the Vallejo Planning Commission and the Vallejo City Council unanimously adopted the Mare Island Re-Use Plan within one year. Its universal acceptance helped in the City being named as the sole re-use authority for future development. By demonstrating to the federal government that the City could successfully plan the conversion, any interest in creating a more complex and/or potentially divisive re-use authority of several jurisdictions was avoided."

Challenges in the Conversion Process

"The ultimate success and timely revitalization of Mare Island is at the mercy of the federal government, specifically the Congress, which controls the flow of

continued

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funding for environmental clean-up. I want to change the process of annual approval of funds, and ask the Congress to set-aside the total funds needed for cleanup. The City is willing to take responsibility for its implementation. I believe we need to convey a sense of urgency and take advantage of this strong business cycle.

"One reason for this sense of urgency is that federal defense conversion funds sunset in September 2001. In 1999 the City received six million dollars for Mare Island street and causeway maintenance, public safety, and other public services. After 2001, the City will be financially responsible for providing all services.

"The remaining biggest challenge is the need to forward the development of the 200-acre Legacy Partners site. I support using redevelopment, which is a financial tool available to cities to assist in removing blight and returning core areas to economic self-sufficiency."

Vision

"I see Mare Island as a new community, an extension of Vallejo – West Vallejo – integrated with and not isolated from the rest of the City. I would like to see a marriage of the Mare Island conversion with development of Vallejo's historic core and waterfront.

"The downtown needs attractive, functioning buildings in order to house businesses and attract customers. Too many of the buildings in the downtown core are vacant and boarded-up. The economic cost to the community of these vacant buildings is enormous. Downtown needs bold, definitive action.

"I recognize the economic realities for building owners and the need also to preserve and protect the City's interests. Most of those vacant buildings are constructed of unreinforced masonry and need seismic retrofits in order to be habitable. While some downtown building owners have done the seismic work, others have not. I want the City to step in and acquire those buildings whose owners will not comply, and fix them or demolish them."

Final Thought

"The Mare Island re-use process is on schedule, and there is momentum to upgrade and develop the historic core and waterfront areas. These are very exciting times for the City of Vallejo."

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INTERVIEW WITH

Dr. Bernard Zeliger

Dr. Bernard Zeliger, Provost of Touro University West Coast, is a unique addition to the Solano community. He successfully located Touro University, a private institution, on Mare Island. He is well known in the Vallejo community and a volunteer director of the Vallejo Chamber of Commerce. Although he grew up in one of the toughest neighborhoods in the U.S., he has a positive, can-do attitude. Dr. Zeliger is an unofficial ambassador for Vallejo, a man who sees the half-full glass, the potential and the promise. He quietly works to make a difference in areas where he can affect change. We recently visited Dr. Zeliger, in his office at Quarters C, one of the former Captain's Row mansions, on Mare Island.

About Touro University

"Touro University is the dream of Dr. Bernard Lander, which came to fruition in 1970 in New York City, with a student body of 35 students enrolled in a curriculum of Jewish studies. Today Touro is an international University with colleges in the Liberal Arts, Teaching and Business, and schools in Allied Heath, Medicine and Law. Touro opened an Osteopathic Medical School on Mare Island in 1999. In addition to the Vallejo campus, Touro has campuses in New York, Israel, Moscow and Beijing.

The two New York campuses, one in the City and the other on Long Island, serve 10,000 students. The University's goal is to duplicate that enrollment in Vallejo. Specialized campuses in the Israeli cities of Jerusalem and Tel Aviv offer degrees in Jewish Studies and Liberal Arts, and the Moscow and Beijing campuses have Business colleges. Under discussion is an Agriculture college in Amman, Jordan.

Why Vallejo?

I had never heard of Vallejo or Mare Island. My charge was to find a West Coast campus on which to open an Osteopathic Medical School. Our first choice was the Los Angeles area. However, we could not get a Certificate of Need from the State. There are too many medical schools in the LA area.

The Podiatric College in San Francisco offered to share space with us. They had too much space for their needs and were looking for a partner. Touro saw this as an opportunity because the school had the necessary infrastructure, laboratories, and so on. So Touro came to San Francisco. But it was a short-term solution. The site search began again when it became clear that the Podiatric College did not have enough space to allow Touro to grow.

Closed military bases in the Bay Area offer unique opportunities. I looked at the Presidio. It was perfect for our needs but far too expensive. Next I looked at the former Alameda Naval Air Station, which was another perfect site. I was in final negotiations when the Mayor of Alameda called me to his office and told me he wanted a more prominent university.

Needless to say I was discouraged. It was a dinner with friends that same night that brought my path to Mare Island. Their son was a real estate agent who suggested that I look at Mare Island. The next day at 8:00 AM, I was touring Mare Island. I met with Mayor Gloria Exline, who took me and Touro under her wing. She called in Community Development Director Al Da Silva and Sutter Solano's Terry Curtola for medical facilities advice. Mayor Exline made it clear that Vallejo wanted Touro. Ever since then Touro and the City have been partners.

What is your perception of Vallejo and Mare Island?

I believe that Vallejo and Mare Island are the most beautiful areas in the region, which bring attraction opportunities. Vallejo is the crown jewel of the Bay Area, the undiscovered gem of the North Bay. I see immense opportunities for Vallejo and Solano. Anyone with business sense should seriously consider locating in downtown Vallejo or on Mare Island.

Why? Vallejo is a transportation hub, where the I-780, the I-80 and Highways 37 and 29 all meet. Easy access by road, air, railroad and sea make Vallejo a commerce center as well. And the labor force here is honest and hard working, an asset to any business.

Vallejo, all of Solano County actually, has a diamond lining, better than silver. It's affordable to live here by Bay Area standards. The housing stock includes all levels, entry, move up and executive housing. I see that the executive housing at Hiddenbrooke is starting to take off. I make sure to direct my employees to look for housing in Vallejo – the opportunities are here.

I predict the population here will double in the next five years. This is an excellent area in which to live. But with prosperity comes challenges. Vallejo and Solano must address regional

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growth issues, such as assuring the transportation network keeps up with population growth.

I enjoy working with Vallejo business people. I am active in the Vallejo Chamber of Commerce and was elected to the Chamber Board for 2000. I have been treated royally by the city, the business community and the citizens here. The Mayor and Council, the City Manager and his staff, the Chamber of Commerce – all are fantastic nice people. And I don't think I get special treatment. They would treat anybody the same. Some of the negative perceptions of Vallejo are simply wrong. It has a great population. The ethnic and racial diversity here are a plus and an asset. I love this community.

About Touro University, Vallejo

Touro's four-year Osteopathic Medical School, which opened last August with 240 students, is phase one of three planned phases. The Medical School will accept 125 in the new class each year. Internships and residencies are arranged at mostly local hospitals – Kaiser Permanente and Sutter Solano in Vallejo, Doctors Hospital in Pinole and San Pablo, St. Luke's and St. Mary's in San Francisco, and seven hospitals in Las Vegas.

Our experience has been that it is easy to find people to work on Mare Island and the students love the campus. It is peaceful and quiet, conducive to study, with wonderful mature greenery. Seventy students currently live on campus. Many of the remaining 170 live in Vallejo. Now that Mare Island has residents again, it needs amenities, like a grocery or convenience store, and a bank.

Touro leases 18 buildings on Mare Island which have a beautiful campus feel. Our capital investment plan called for spending $7-9 million on rehabilitating the first seven buildings. To date spent we have spent $18.5 million on 4.5 buildings. By August, 2000 we plan to be occupying 10 buildings. I am always looking for donations. Know anyone who might like to have a university building or a conference room named after him?

The Osteopathic Medical School is phase

one. Phase two will be a Liberal Arts school, a Business school, a Teachers college, and an Allied Health school. The staff is working with the State to gain the necessary approvals and accreditation. The Business and Liberal Arts college plans are just about completed. The Allied Health school will take a little longer and the Teachers college follows a national accreditation procedure.

Touro is also negotiating affiliation agreements now with area community colleges for seamless transition from community colleges to Touro University. For example, a student can complete two years at Solano Community College and transfer with full credits to Touro's Liberal Arts or Business colleges for the last two years. I am talking now to Stan Arterberry, President of Solano Community College. He is a fine gentleman; Solano County is fortunate to have him.

We are finding our community niche in these discussions. Touro plans to offer day, night and weekend classes to accommodate student needs and schedules. We plan to be very flexible.

About Dr. Zeliger

I was born in Sussex, New Jersey, a small town of 1,200 population then. I was raised in the South Bronx, in a neighborhood known as Fort Apache, poor and tough. My parents were immigrants. My Mother never learned to read and write. But from early childhood, my parents taught my two sisters and me that education is the key to success. Education is the window out of poverty.

I was a practicing osteopathic surgeon in Harrisburg, Pennsylvania from 1961 to 1997. Harrisburg is about the size of Vallejo, a good family town. Like Vallejo, shopping opportunities were elsewhere, in Philadelphia and Baltimore. I think we need to bring better shopping to Vallejo.

In 1996, Touro was looking for a Dean to open the San Francisco Osteopathic Medical College. I had been active and visible in professional organizations, and they approached me. My practice had been getting harder; it's tough to spend hours on your feet in surgery. I thought the Touro job would be easy. I've learned otherwise. It's a lot of work but a labor of love. And it's been tremendous fun. I have a good relationship with the university. As Dean, I am the Chief Medical Officer. Last November I was promoted to Provost of Touro University West Coast. That added to the job. Now I have all college responsibilities.

How do you like Quarters C?

This is one of the Captain's Row mansions. We use it for the Administration building now, but we will be moving to the campus. We plan to continue to lease these Quarters, as a possible Alumni Center or Development Center.

continued

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Final Thoughts?

I believe that technology companies could have a great home here, especially those where designers and engineers often spend 24 hours at work. They could work and live on Mare Island.

Touro University and the City benefit each other. There is a synergy here. The university adds to the value of Vallejo and Vallejo and its natural beauty are assets to University recruiting.

We saw a need to help bring people of various backgrounds together, to help all people appreciate the depth of the cultural and ethnic diversity here. This year we hosted our 2nd annual Martin Luther King celebration. Now we are looking at developing a program for Chinese New Year, and after that, maybe a Cinco de Mayo celebration.

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—Joe Donabed—
City Manager Rio Vista

Joe Donabed is Rio Vista's new City Manager. He comes to Solano's smallest City, population around 4,000, as it enters a period of rapid, planned growth. In selecting its new City Manager, the Council was not looking for a caretaker, but seeking a leader to assist the City through the pressures of growth. Joe Donabed's experience matched the Council's wish list. After 25 years with the City of Tulare in a variety of management roles, Joe Donabed was ready to take on the challenges of his own City. ***SolanoFirst*** met with Joe Donabed after his first three months of service.

Why Rio Vista?

I knew I wanted to live in Rio Vista from my first look at the City, when I was driving over the Helen Madere Bridge for my job interview with the City Council. I felt an instant connect with the community, a first impression of warmth, excitement, and peace. Then I got nervous. I knew then that I wanted the Rio Vista City Manager job.

After 13 years as Tulare's assistant city manager, I had gone as far as I could go, so I started looking around. I was looking for career advancement, stronger challenges, an appropriate fit, a good location, and a community with charm. I applied for the Rio Vista job after turning down two other offers. Neither of those had made me nervous.

I enjoyed the interview process. It's two-way communication. As the interviewee, I was able to get a feel for the community, its strengths and challenges, and its priorities as articulated by the City Council members. And the Council was able to assess by style in an effort to determine my fit with the community.

From the interviews, I learned that Rio Vistans have a healthy concern about the growth they have planned and know is coming. The Council members wanted to explore the advantages and downsides of growth. They want to assess the community needs and wants, in terms of infrastructure needed, impact on agriculture, and community fears. They want to assure that community protections are in place and the community's fears are mitigated through proper planning. In addition they made clear that they expect their government to operate in a business-like manner.

90-Day Assessment

My first impression of Rio Vista has been reinforced in the last three months. This community is magnificent. I feel as though I've been here all my life. Citizens are friendly. Older residents co-opt newcomers and make them feel a part of the community. This helps mitigate the fear of take-over by newcomers in a fast growing community.

This community knows growth is coming. They have made it clear they want to see quality growth in an environmentally sensitive manner. The challenge is in how we grow while protecting the unique qualities that make Rio Vista a great city.

We have a quality tenured staff, sensitive to the community, and caring. They surpassed my expectations. The City is fortunate to have a staff of such long tenure, because the community knowledge stays here, providing continuity in government operations.

With some recent departures and retirements, I have had the opportunity to reorganized departments into groups I feel are more efficient. For example, we now have a Development Services Department to provide seamless services to the public. It combines the departments of Planning, Building, Code Enforcement and Economic Development/ Redevelopment.

Rio Vista's Council members have diverse backgrounds, and they are not at odds with each other as is seen in many cities. It's a healthy situation. They differ in methods and approaches, but they are on same page in wanting to move Rio Vista forward.

I also feel well accepted by the community, my staff, and the Council.

What are the City's Current Priorities?

First, an expansion of the wastewater treatment plant, which is now in design. We are using a local company's technology – a DryVac Environmental unit which processes sludge. The City is also in the process of closing a sanitary landfill. And we are in an on-going general plan update process.

Economic Development

Rio Vista's plans to ensure economic prosperity are wide-ranging. They include the new senior resort retirement communities that are already underway, waterfront development, a beautification and upgrade program for downtown, and an active industrial park.

Rio Vista is ideally located, with good transportation access to both the I-80 and the I-5. For the corporate client, Rio Vista offers unique advantages. A corporate airport with a 4,200-foot runway at the center of the industrial park is an asset. The zoning is in place, and the City will streamline the permit process. The City staff is business friendly and sensitive to industry needs. Many have worked in the development departments of larger cities, so they understand the desire to provide services to clients.

The City knows that proper infrastructure in place is critical to attracting companies to the industrial park. A sewer system is in the planning stages that will provide service within our planning area.

The City has a huge advantage in that it owns the land in the industrial areas. We can assist companies financially. For example, to ease capital outlay burdens up-front, the City can collect fees at the back end of the projects, when companies are operational and better able to pay.

Tourism is also part of the economic strategy. The Sacramento River is ideal for recreational uses, fishing, wind surfing and boating. The City owns the boat dock and launch ramp. The Islands are great resorts, good for camping. The plan is to capitalize on tourism and enhance the downtown. Improvements are planned for the streetscape downtown as well.

The former Army Depot will be a waterfront asset to the City. A current contract for cleanup is underway. When completed, the title to the property will be turned over to City. Future possibilities for the 26-acre parcel include a conferencing center and specialty shops.

I want to be involved with economic development. I enjoy dealing with growth issues. Planned and managed growth is of great benefit to the community. I find economic development activities most rewarding.

We have plenty to sell in Rio Vista. It is a full-service city, with diverse residential opportunities, good restaurants, all the professional services, and highway commercial on Highway 12 enhances sales tax revenues.

The ongoing pressures of growth require careful balance and attention to detail. The industrial park is a future economic engine for Rio Vista, but I believe image is important. I would like to see the quality of the industrial buildings and their settings improved, with careful attention to landscape and architectural treatment.

Tell us about your experience

I spent 25 years with the City of Tulare, the last 13 as Assistant Manager, with responsibilities in in Finance, Personnel, Planning/ Building/Community Development, Transit, Risk Management and Airport. Prior to that I served 11 years as Planning Director. I also worked in General Services for two years.

continued

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SEDCORP Business Calendar

March 22 · 8 am
Board of Directors
Anheuser Busch

April 13 · 7 am
Member-Investor Breakfast at the Vallejo Naval & Historical Museum featuring Patti Peters, who presents Customer Service seminars all over the U.S.

May 24 · 8 am
Board of Directors
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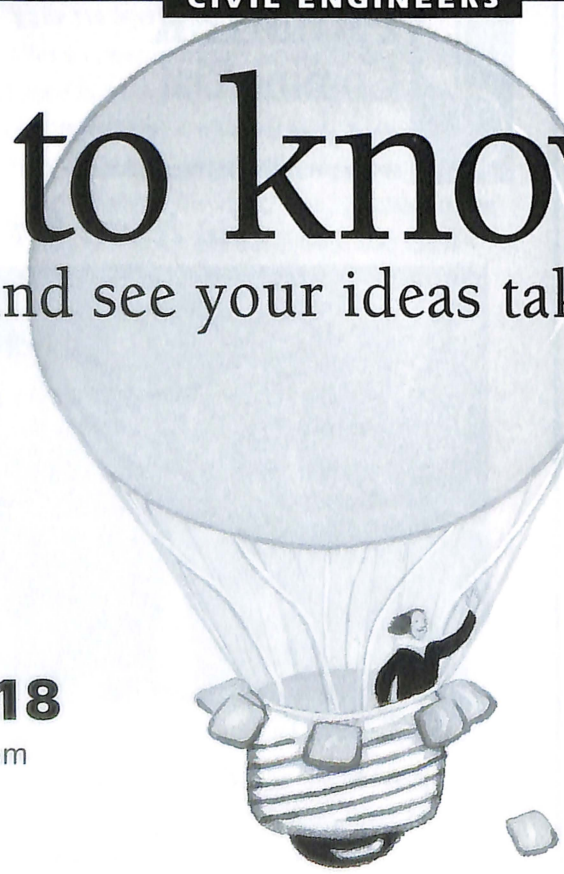

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Prior to joining the staff in Tulare, I spent three years with the City of Orange in Planning, part of the Community Development Division.

I served three years in the Navy and separated in 1970. I earned my Bachelors degree at Cal State Fullerton in 1971, in Urban Geography.

In the early 1970's, Orange County was the fastest growing area in the country. I was a planner in 1972 when the courts decreed that all projects needed environmental review. That ruling changed the way cities determine their future.

I left Orange County for northern California because it was growing too fast. The transition was easy for me; I was born and raised in Fresno. In 1974, Tulare was a city of 16,000, with a friendly intimate feel. Today Tulare is a city of 42,000, yet it has the same small town feel. I want to help Rio Vista grow the same way.

Rio Vista is going through a maturity process, and I feel I can bring a positive impact to that process.

Path to City Manager

In 1983, I decided I wanted to be a city manager. I had gone as far as I could in Planning. This decision led me to return to school. I earned a Masters in Public Administration from CSU Bakersfield in 1986.

Final Thoughts

The City's reputation is important. Rio Vista is a friendly home town, welcoming to new residents and business alike. We need to work together as a City to develop this vision, to make it a part of the culture of the community. I see great things in Rio Vista's future.

I am a believer in SEDCORP. Collaborative involvement is important to each community in the region. One of the first regional events I attended here was the Spirit of Solano luncheon. It was a very nice program of recognition for businesses that exhibit strong community involvement. Abel Chevrolet in Rio Vista was our Business of the Year. We know the Abel people are wonderful, and now the rest of the region knows too.

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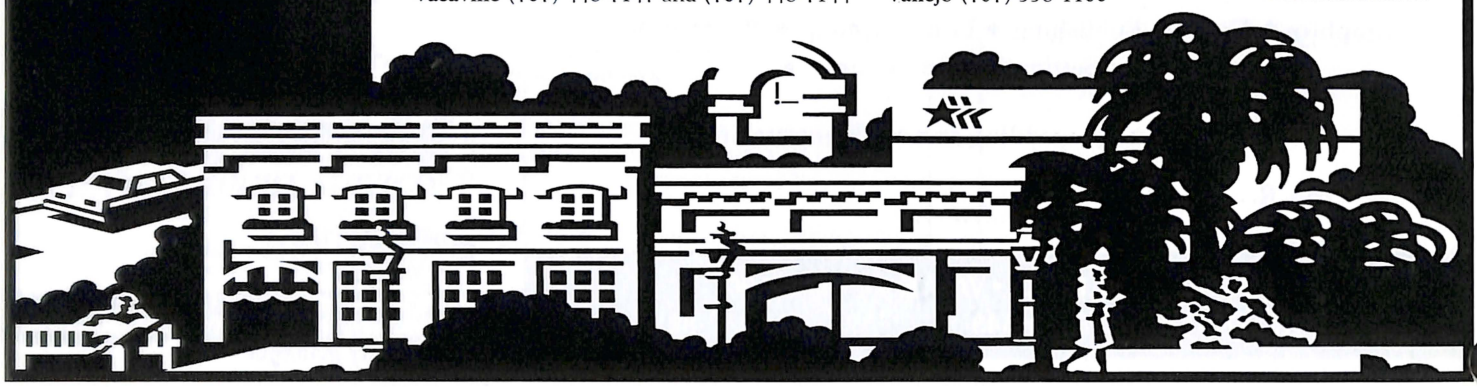

DEAL MAKERS

Hearn Construction Inc.

- Hearn Construction has been awarded the modernization contract for Beverly Hills Elementary School, Childcare Alteration in Vallejo. The moderizations will consist of remodeling the office, kitchen and bathrooms. It also includes new finished and a fire alarm.

Premier Commercial

- Represented Marilyn Foreman and Donald Hayame as Trustees of the Sumiko Hayama Trust as Sellers and Kaufman and Broad as Buyer in the purchase of 10 acres of land in Vacaville on Cooper School Road for use as a residential subdivision.

- Represented Taursa Capital Management in the lease of 832 sf of office space at 1300 Oliver Road, Suite 310 in Fairfield. Ron Waslohn represented the lessor, Allied Investment.

- Represented Bishop Kelly and the House of Prayer, as Lessee in leasing 9,200 sf at 1201 Marshall Road in Vacaville from Tegtmeier Associates, Lessor. Inam Khan represented the Lessee and Lessor. Ron Waslohn also represented the Lessor.

- Philip Chang leased 3,900 sf of office space. Ron Waslohn and Kevin English represented the Lessor, Loran Kelly.

- WMA Securities sub-leased 3,189 sf of office space at 2300 Boynton, Suite 202 in Fairfield from Century Bay Area Cable. Ron Waslohn represented both the Sub-Lessee and Sub-Lessor.

- American Box and Container Company leased 7,900 sf of industrial space at 4229 Lozano Lane in Suisun. Tony Rader represented both the Lessor and Lessee.

- G.B.G., Inc. leased 2,000 sf of warehouse space at 116/122 Peabody Road in Vacaville. Ron Rader represented the Lessor, The Wong Family Trust and Mary Ann Rollison represented the Lessee.

- Elite Management and Development, a California LLC, leased 2,158 sf of office space at 1300 Oliver Road in Fairfield. Ron Waslohn represented both the Lessee and Lessor.

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DEAL MAKERS

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- Cascade Pest Systems leased 1,380 sf at 813 Davis Street, Suite D in Vacaville. Hal Alpert represented both the tenant and landlord.

- Direct Connect Communications and Marketing leased 612 sf at 740 Merchant Street in Vacaville. Monica Espinosa represented both the landlord and tenant.

- Solano Smog & Diagnostic leased 2,500 sf at 631 Railroad Ave. in Suisun. Hal Alpert represented both the landlord and tenant.

- Hatcher/Dial, Inc. leased 1,375 sf at 1001 Nut Tree Road in Vacaville. Hal Alpert represented both the landlord and tenant.

- California Bail Bonds leased 1,250 sf at 709 Jefferson Street in Fairfield. Broker: Bill Bassett.

- Allstate Insurance leased 1,400 sf at 712 Madison Street in Fairfield. Broker: Bill Bassett.

- Ricardo Green leased 1,250 sf at 1021 Mason Street, #17 in Vacaville for a vending machine business. Brokers: M. Rollison and Ray Shamieh.

- Li'l Havana leased 1,250 sf at 1011 Mason Street #1 in Vacaville. Broker: Ray Shamieh.

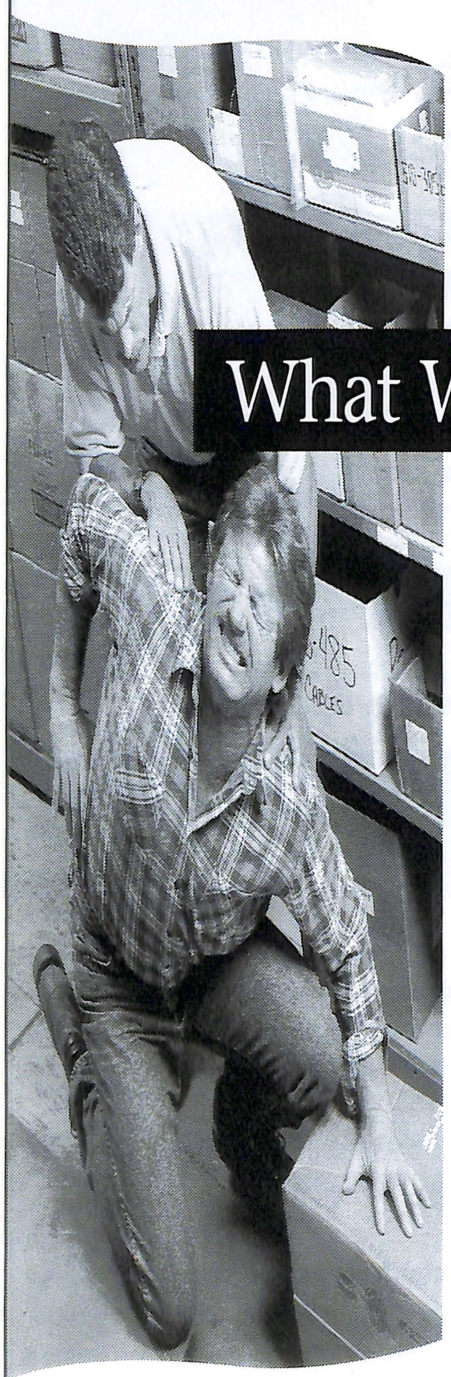
Don Theile Commercial Real Estate Services

- Level 3 Communications purchased a 15,750 sf multi-tenant building at 106 Railroad Ave. in Suisun.

- Holland Law Offices relocated their law offices to 1225 Travis Blvd. in Fairfield. Broker: Don Theile.

- Ricci Enterprises negotiated a new lease for 3,000 sf of industrial space at 149 Grobic Court in Fairfield. Broker: Don Theile.

- Allied Investments purchased 2 acres on Allison Parkway in Vacaville for construction of their corporate office and shop facility and an additional 12,000 of warehouse and office for lease. Broker: Don Theile.



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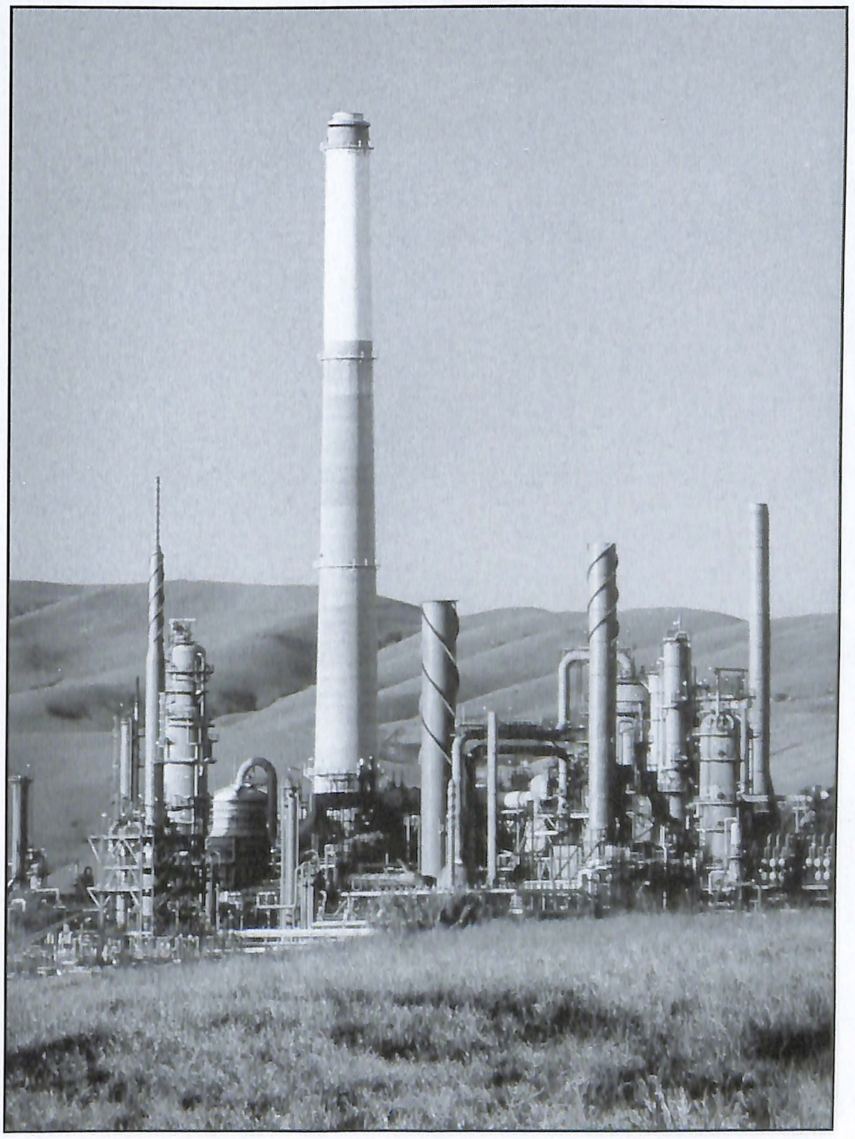

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